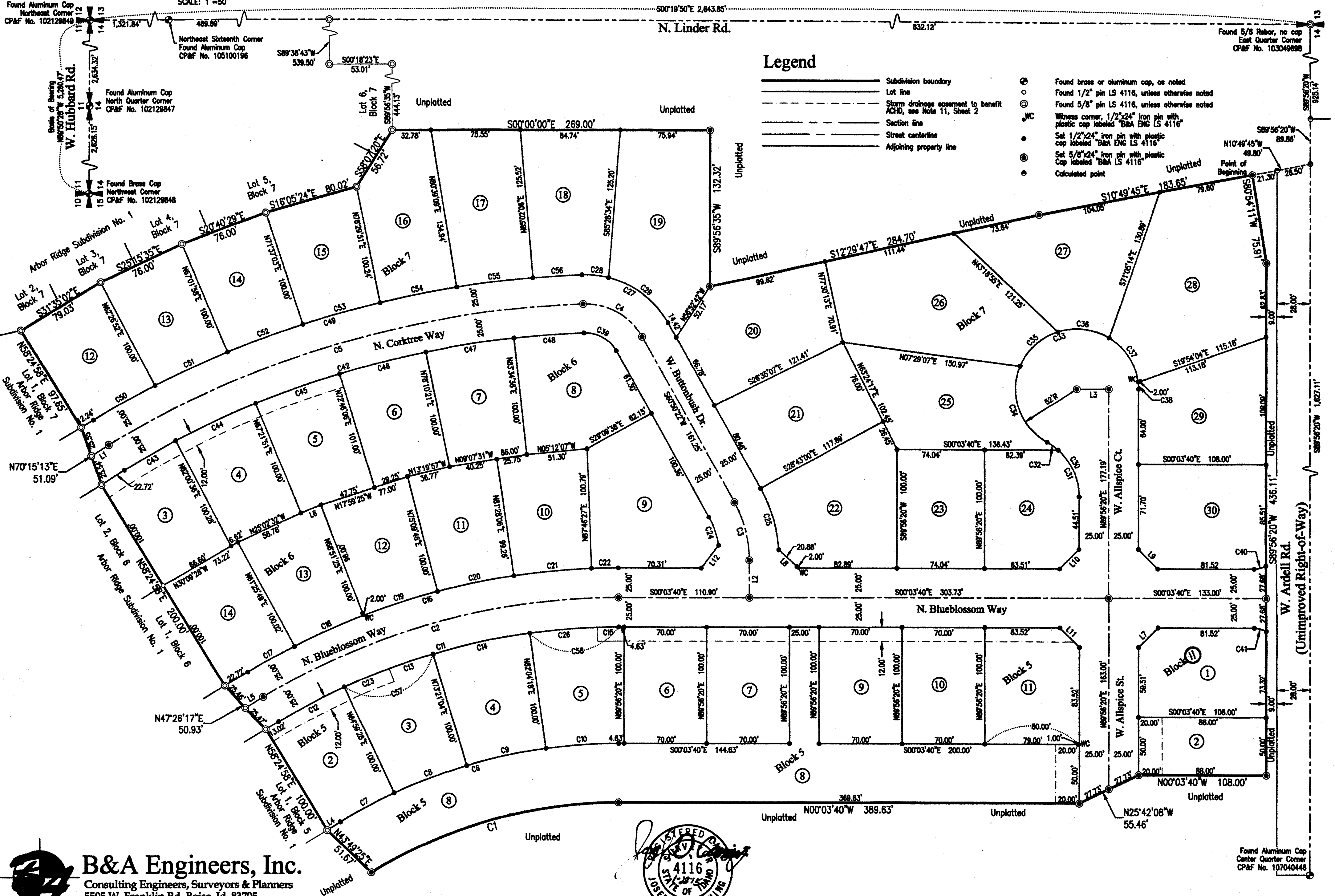
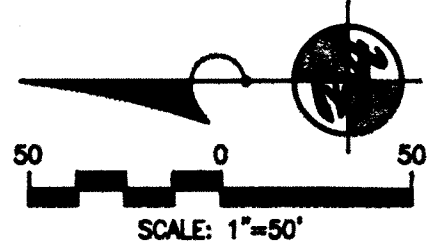


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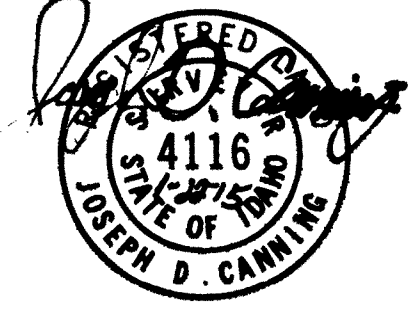
Arbor Ridge Subdivision No. 2

A portion of the northeast quarter of Section 14, Township 2 North, Range 1 West,
Boise Meridian, Kuna City, Ada County, Idaho.

2015



B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381



**See Sheet 2 of 3 for Curve Table, Line Table,
Reference Documents, and Notes.

Arbor Ridge Subdivision No. 2

A portion of the northeast quarter of Section 14, Township 2 North, Range 1 West,
Boise Meridian, Kuna City, Ada County, Idaho.

2015

Notes

- This property lies within the Boise Kuna Irrigation District and the Kuna Municipal Irrigation District. All lots within this subdivision are subject to assessments. Irrigation water will be provided by the Kuna Municipal Irrigation District in compliance with Idaho Code Section §31-3805(1)(b).
- All references to Homeowners' Association hereon are to the Arbor Ridge Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly pursuant to Instrument Numbers 107090857 and 111100635.
- Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision and may require amendment of the development agreement.
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and conditions of the staff report for Arbor Ridge Subdivision No. 2.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 8, Block 5 and Lot 2, Block 8 are common area lots to be owned and maintained by the Homeowners' Association. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. The Homeowners' Association is responsible for payment of irrigation assessments. In the event the Homeowners' Association fails to pay assessments, each lot is responsible for a fractional share of the assessment as determined by the City of Kuna.
- Direct lot access to W. Ardell Road is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
- Lot 8, Block 5 and Lot 2, Block 8 are subject to a blanket easement benefiting Boise Kuna Irrigation District for the Hubbard Beal Drain for irrigation water delivery and maintenance.
- No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- Portions of Lots 2, 3, 5, 6, 7, 8, 9, 10, & 11, Block 5, and Lots 3, 4, & 5, Block 6; shown or designated as seepage bed easements are servient to and contain the ACHD storm water drainage system. These lots are encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on May 8, 2009 as Instrument Number 109053259, official records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section §40-2302 of Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.
- A 10-foot wide public utilities, property drainage, and irrigation easement is hereby designated adjoining all public rights-of-ways and the exterior boundary of this subdivision.
- A 10-foot wide utilities, property drainage, and irrigation easement is hereby designated centered on interior lot lines, and adjoining all rear lot lines.
- All gravity irrigation easements shown or designated hereon are non-exclusive and are hereby granted to Boise Kuna Irrigation District and their heirs and assigns for irrigation facilities so long as said easements are used for irrigation by the grantee. The Homeowners' Association is hereby designated as having the remainder interest in said easement.
- Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
- This development recognizes Idaho Code Section §22-4503, Right to Farm Act, which states: "No Agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding non-agricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."

Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	31°31'22"	400.00'	220.07'	N15°49'21"W	217.31'
C2	31°31'22"	575.00'	316.35'	N15°49'21"W	312.38'
C3	29°05'57"	100.00'	50.79'	N75°23'21"E	50.24'
C4	62°59'57"	55.00'	60.47'	N29°20'24"E	57.47'
C5	29°25'27"	825.00'	423.68'	N16°52'18"W	419.04'
C6	31°31'22"	450.00'	247.58'	N15°49'21"W	244.47'
C7	6°34'30"	450.00'	51.64'	N28°17'47"W	51.61'
C8	8°21'35"	450.00'	65.66'	N20°49'44"W	65.60'
C9	8°43'15"	450.00'	68.49'	N12°17'19"W	68.43'
C10	7°52'02"	450.00'	61.79'	N3°59'41"W	61.74'
C11	31°31'22"	550.00'	302.80'	N15°49'21"W	298.79'
C12	6°34'30"	550.00'	63.12'	N28°17'47"W	63.08'
C13	4°47'38"	550.00'	46.02'	N19°02'46"W	46.01'
C14	8°43'15"	550.00'	83.71'	N12°17'19"W	83.63'
C15	1°50'09"	550.00'	17.62'	N0°58'45"W	17.62'
C16	31°31'22"	600.00'	330.11'	N15°49'21"W	325.96'
C17	4°19'19"	600.00'	45.26'	N29°25'23"W	45.25'
C18	6°07'08"	600.00'	64.08'	N24°12'09"W	64.05'
C19	6°18'21"	600.00'	66.03'	N17°59'25"W	66.00'
C20	6°18'21"	600.00'	66.03'	N11°41'04"W	66.00'
C21	6°18'21"	600.00'	66.03'	N5°22'44"W	66.00'
C22	2°09'53"	600.00'	22.67'	N1°08'37"W	22.67'
C23	3°33'57"	550.00'	34.23'	N23°13'33"W	34.22'
C24	19°18'45"	75.00'	25.28'	N70°29'45"E	25.16'
C25	24°56'42"	125.00'	54.42'	N73°18'43"E	53.99'
C26	6°01'53"	550.00'	57.90'	N4°54'45"W	57.87'
C27	62°59'57"	80.00'	87.96'	N29°20'24"E	83.60'
C28	16°13'53"	80.00'	22.66'	N5°57'22"E	22.59'
C29	46°46'04"	80.00'	65.30'	N37°27'21"E	63.50'

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C30	61°15'52"	52.00'	55.60'	N59°18'24"E	52.99'
C31	48°35'39"	52.00'	44.10'	N65°38'30"E	42.79'
C32	12°40'12"	52.00'	11.50'	N35°00'34"E	11.48'
C33	241°15'52"	52.00'	218.96'	N30°41'36"W	89.49'
C34	83°27'43"	52.00'	75.75'	S70°24'20"W	69.23'
C35	49°45'15"	52.00'	45.16'	N42°59'11"W	43.75'
C36	49°45'15"	52.00'	45.16'	N6°46'04"E	43.75'
C37	51°40'06"	52.00'	46.89'	N57°28'44"E	45.32'
C38	6°37'33"	52.00'	6.01'	N86°37'33"E	6.01'
C39	62°59'57"	30.00'	32.99'	N29°20'24"E	31.35'
C40	30°00'00"	20.00'	10.47'	S15°03'40"E	10.35'
C41	30°00'00"	20.00'	10.47'	N14°56'20"E	10.35'
C42	29°25'27"	800.00'	410.84'	N16°52'18"W	406.34'
C43	3°35'38"	800.00'	50.18'	N29°47'13"W	50.17'
C44	5°21'15"	800.00'	74.76'	N25°18'46"W	74.73'
C45	5°24'15"	800.00'	75.46'	N19°56'01"W	75.43'
C46	5°24'15"	800.00'	75.46'	N14°31'46"W	75.43'
C47	5°24'15"	800.00'	75.46'	N9°07'31"W	75.43'
C48	4°15'49"	800.00'	59.53'	N4°17'29"W	59.52'
C49	29°25'27"	850.00'	436.52'	N16°52'18"W	431.74'
C50	4°01'54"	850.00'	59.81'	N29°34'05"W	59.80'
C51	4°35'06"	850.00'	68.02'	N25°15'35"W	68.00'
C52	4°35'06"	850.00'	68.02'	N20°40'29"W	68.00'
C53	4°35'06"	850.00'	68.02'	N16°05'24"W	68.00'
C54	4°27'00"	850.00'	66.02'	N11°34'21"W	66.00'
C55	4°22'57"	850.00'	65.02'	N7°09'23"W	65.00'
C56	2°48'19"	850.00'	41.62'	N3°33'44"W	41.61'
C57	8°21'35"	550.00'	80.25'	N20°49'44"W	80.18'
C58	7°52'02"	550.00'	75.52'	N3°59'41"W	75.46'

Line Table

Line	Bearing	Distance
L1	S31°35'02"E	17.48'
L2	S89°56'20"W	31.71'
L3	N0°03'40"W	27.00'
L4	N31°35'02"W	13.02'
L5	S31°35'02"E	17.87'
L6	N21°53'22"W	18.24'
L7	S45°03'40"E	23.31'
L8	N42°13'34"E	22.88'
L9	S44°56'20"W	23.31'
L10	N45°03'40"W	23.31'
L11	N44°56'55"E	23.31'
L12	N52°27'32"W	24.10'

Reference Documents

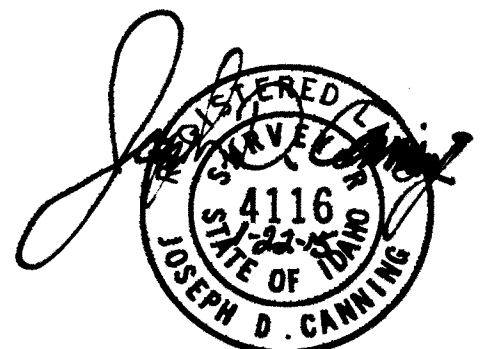
Subdivision Plats
Arbor Ridge Subdivision No. 1
Mineral Springs Subdivision No. 2
Gallano Estates Subdivision

Development Agreements
ACHD Inst. No. 114016814

Right-of-Way Warranty Deeds
Inst. No. 2015-003329

City of Kuna Ordinance 2014-17
Inst. No. 2014-087062

Restrictive Covenants
Inst. No. 107090857
Inst. No. 111100635



B&A Engineers, Inc.

Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381

Arbor Ridge Subdivision No. 2
Sheet 2 of 3

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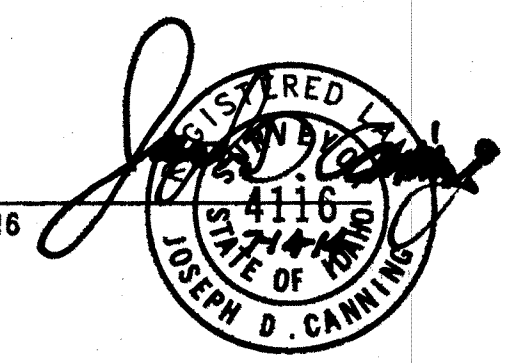
Certificate of Owner
KNOWN BY ALL MEN THESE PRESENTS; that the undersigned does hereby certify that it is the owner of a certain tract of land to be known as ARBOR RIDGE SUBDIVISION NO. 2, and that it intends to include the following described land in this plat:
A portion of the northeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Arbor Ridge Subdivision No. 2

Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Arbor Ridge Subdivision No. 2 as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

Joseph D. Canning, P.L.S. No. 4116



Approval of City Council

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 14th day of Nov., 2014, this plat was duly accepted and approved.

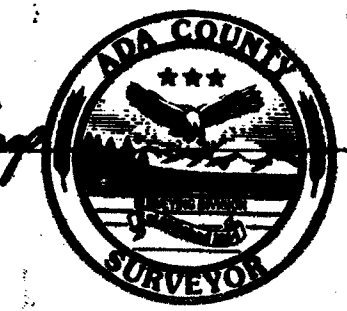
Dwanda A. Dingham
Kuna City Clerk



Certificate of County Surveyor

I, the undersigned, County Surveyor, in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

James L. Hastings
Ada County Surveyor
PLS 5359

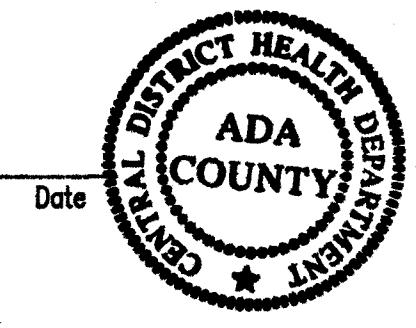


2-5-2015
Date

Approval of Central District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

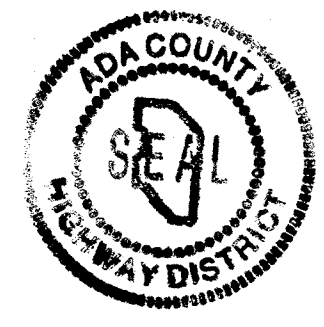
Donna P. Jenkins EHS 7-23-14
Central District Health Department, EHS



Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the 15th day of October, 2014.

John J. Strand
Commission Chairman
Ada County Highway District



Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Vickie McIntyre 2-9-15
Ada County Treasurer
by deputy treasurer
Katie Miller



Certificate of County Recorder

State of Idaho) ss. Instrument No. 2015-010038
County of Ada)

I hereby certify that this instrument was filed at the request of B&A Engineers at 10 minutes past 10 o'clock A.M., this 9 day of February, 2015 in my office, and was recorded in Book 108 of Plats at Pages 15062 through 15064 Fee: 16.00

Ex-Officio Recorder: Christopher D. Rich

Deputy: CR

Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this 25 day of Nov., 2014 hereby approve this plat.

Shirley Nelson 11-25-2014
Kuna City Engineer

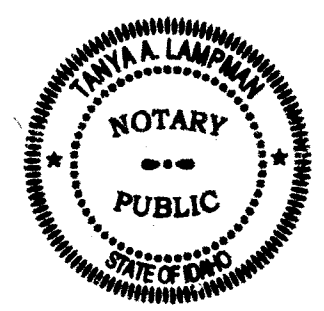
Acknowledgment

State of Idaho) ss.
County of Ada)

On this 14th day of July, in the year of 2014, before me the undersigned, a Notary Public in and for said state, personally appeared Corey D. Barton, known or identified to me to be the President of Corey Barton Homes, Inc. the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

Corey D. Barton
Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires 7/16/16



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Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381 Arbor Ridge Subdivision No. 2
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